

2016

Major Projects Report

2016

Major Projects Report

Dutchess County Planning and Development
Dutchess County Transportation Council

The preparation of this report has been financed in part through grant[s] from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 [or Metropolitan Planning Program, Section 104(f)] of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

Acknowledgements

This study was prepared by the Dutchess County Department of Planning and Development for the Dutchess County Transportation Council.

Eoin Wrafter, Commissioner, Planning and Development

Mark Debald, Transportation Program Administrator

Janet Tisiere, Junior Planner: Report Author

Table of Contents

Major Projects Report Overview	1
Methodology	1
Summary of 2016 Data	2
Access Roads	2
Criteria for Inclusion in Major Projects Report	3
Description of Report Components.....	4
Conclusion	5
Data Tables & Map:	
Table 1: Summary of Active Major Projects by Municipality	6
Table 2: Annual Comparison of Active Major Projects, 2015–2016.....	7
Table 3: New Major Projects	8
Table 4: Projects Removed from Report	9
Table 5: Major Projects by Municipality.....	10
Dutchess County Major Projects Map.....	16
Appendix:	
Municipal Telephone Numbers	17

Major Projects Report Overview

The annual Major Projects Report is a compilation of selected information about development projects proposed in Dutchess County (as of December 2016). This report is designed to identify economic activity throughout Dutchess County and provide local officials with information on proposed developments affecting their communities and their decisions. The information in the report can be used not only by public officials, but also by the general public and the private sector to plan development activities.

Many of these projects are in the early stages of the planning and approval process, and all projects stay in the report until they are either fully constructed¹, withdrawn by the sponsor, denied by the municipality, or not resubmitted following approval expiration. During the planning and design process, projects may be downsized and may therefore be removed from the report because they no longer meet the criteria for a major project (see *Criteria for Inclusion in Major Projects Report* on page 3). For the actual project status at a particular time, the local municipality which has review and approval authority should be contacted (see Appendix for list of municipal phone numbers on page 17).

The Major Projects Report is a planning tool. It is not a list of projects that will definitely be constructed, but rather a list of proposed projects that may someday be completed. Being listed in the report does not imply approval of a project by the Dutchess County Transportation Council or the Dutchess County Department of Planning and Development.

Parcel Data Available Online

Citizens and government officials alike can view specific tax parcel information online at the County's website (visit www.dutchessny.gov). This free service, entitled "Parcel Access", includes the following information:

- Assessment data
- Parcel search capabilities
- Aerial orthophoto backdrop
- Easy-to-use mapping layers
- Print option

Methodology

To complete this update, each municipal planning board was asked to review the listing of active major projects and update the information for their community. County Planning Department staff also gathered information from development applications, environmental review documents, meeting minutes, and newspaper articles.

The report includes: the location of the project (tax parcel designation and access road); the general nature of the project (e.g., office development, apartments, or infrastructure improvement); and the scale of the project as reflected by the number of dwelling units, the square footage, and/or the acreage. Complete information on a particular project may not be available when it is listed on the report. The resulting list is the best available information at this time on the projects that meet the criteria of the Major Projects Report (see *Criteria for Inclusion in Major Projects Report* on page 3).

Projects that cross municipal boundaries will be listed under each municipality involved. Also, many projects have both residential and non-residential components. This list breaks each project down into its separate components, but each component shares the same map number. In these cases, the project is still only counted as one project.

¹ Starting in 2013, any single-family residential subdivision that had been in the report for 10 or more years AND was at least 75% built out, was considered "constructed" and removed from the Report.

Summary of 2016 Data

As of December 2016, there were 129 separate projects listed (*some projects have both residential and non-residential components – see Table 5 for more information*). This includes:

- 87 residential proposals with a total of 11,376 proposed housing units (a 1% decrease in the number of units from last year, which included 11,541 housing units);
- 82 non-residential proposals with a total of 7,281,177 square feet (~ 3% decrease in square footage from last year, which included 85 projects and 7,511,593 square feet);
- 6 rezoning proposals.

The 2016 Major Projects update involves the following additions and deletions (see Tables 3 and 4):

- 13 new projects were added to the report.
- 16 projects were removed from the report, as follows:
 - 4 projects were completed (constructed or rezoned);
 - 4 projects were withdrawn;
 - 7 projects had approvals that expired;
 - 1 project was never officially submitted for review

Both the southern and middle portions of the county continue to see more development proposals, though less than typically seen in the last decade. In terms of residential development, the towns of East Fishkill, Hyde Park, LaGrange, and Poughkeepsie each have over 1,000 proposed housing units, with a combined total of 6,500 units. These four towns alone account for over 57% of all housing units proposed in Dutchess County for projects that meet the criteria to be listed in the Major Projects Report.

Also notable is the number of non-senior apartments, condos, and townhouses that are proposed throughout the county. Of those projects that have defined the number of units expected, 6,574 non-senior apartments, condos, and townhouses are proposed. This accounts for over 57% of all proposed housing units on the list. Of these non-senior apartments/condos/townhouses, 106 units involve income restrictions and are considered affordable/workforce housing.

A significant number of senior housing units are also proposed 1,430 most of which are apartments, townhouses, and condominiums. Of those, 478 units, approximately 33%, are considered affordable senior housing.

Non-residential development proposals are also concentrated in the southern and middle parts of the county. The towns of East Fishkill, Hyde Park, and Poughkeepsie lead with a combined total of over 4.5 million square feet proposed. In addition, the towns of Dover, Fishkill, LaGrange, and Pawling each have more than 200,000 square feet of non-residential space proposed.

Access Roads

Dutchess County, like other areas throughout the country, experiences the greatest amount of commercial and residential development along major transportation routes. This linear pattern of development, commonly called “strip development,” greatly affects the efficiency of roads. Commercial strips can create traffic congestion, reduce the capacity of roads to move through-traffic efficiently, and cause safety problems. It also takes business away from “downtown” districts and can be visually unpleasant. US Route 9, especially south of Poughkeepsie, has experienced the most development activity and is the most firmly established “commercial” corridor in Dutchess County.

The spread of commercial and residential development into rural areas has put many primary access roads at risk for new or increased strip development. Looking at past growth patterns and current development proposals, the following corridors may experience diminished operations due to strip development: NY 22 in the Harlem Valley, NY 52, 9D, and 82 in southern Dutchess, US 44 in the towns of Poughkeepsie and Pleasant Valley, NY 9G in Hyde Park, and NY 55 in LaGrange.

There is no simple or easy solution to this problem, but with the implementation of comprehensive design controls, new development can be integrated with the surrounding community environments. Local decision-makers should be aware of the potential for strip development in order to better protect their communities from this undesirable land use. There are many design guidebooks available that local decision-makers can use in their planning process. They can also contact the Dutchess County Department of Planning and Development for assistance.

Criteria for Inclusion in Major Projects Report

The report focuses on those proposed projects that could have significant impacts on the area. It would be cumbersome to track every project that has been proposed in the county: only projects meeting a certain criteria are included. The thresholds that have been established are listed below.

For urban municipalities (cities of Beacon and Poughkeepsie; towns of Beekman*, East Fishkill, Fishkill, Hyde Park, LaGrange, Poughkeepsie and Wappinger; villages of Fishkill, Pawling*, and Wappingers Falls):

25 residential dwelling units; or
25,000 square feet of non-residential gross floor area; or
Rezoning of an area which exceeds 10 acres.

**The Town of Beekman and Village of Pawling experienced population increases as per the 2010 Census. They now meet the criteria for an "urban" municipality. To accurately reflect this new status, any Major Project listed in previous reports that now falls below the urban threshold has been removed from the report.*

For rural municipalities (towns of Amenia, Clinton, Dover, Milan, North East, Pawling, Pine Plains, Pleasant Valley, Red Hook, Rhinebeck, Stanford, Union Vale, and Washington; villages of Millbrook, Millerton, Red Hook, Rhinebeck, and Tivoli):

10 residential dwelling units; or
10,000 square feet of non-residential gross floor area; or
Rezoning of an area which exceeds 25 acres.

While this report covers projects that meet these thresholds, it does not reflect the cumulative effects of smaller projects which are not included.

Description of Report Components

The following description of the report elements can be used to interpret the data in the tables.

PID: The Project Identification Number is the numerical key to locating projects on the Major Projects map, which is located at the end of the report.

Municipality: The municipality in which the project is located. The municipality may be a town (T), city (C), or village (V).

Project: The title or most recognized reference name of the proposed project.

Applicant: The name of the applicant, or the applicant's representative.

Access Road: The road which provides primary access to the property. For example,

I = Interstate

US = US Route

NY = State Route

CR = County Route

Local Roads = the name of the road and one of the following abbreviations:

Ave. = Avenue

Ct. = Court

Pl. = Place

Blvd. = Boulevard

Dr. = Drive

Rd. = Road

Cir. = Circle

Ln. = Lane

St. = Street

The exceptions to this are highway segments which have dual numbers such as US44/NY55 in the City of Poughkeepsie. In these cases, the smaller number shall be indicated first. The sole exception is State Road 987G, which is known as the Taconic State Parkway, and may be referred to as the TSP in this report. Dual roads are as follows:

NY 9G/199

NY 82/199

US 44/NY 55

NY 22/55

NY 82/376

US 44/NY 82

NY 22/343

US 44/NY 22

Parcel: The county real property tax number. A "+" sign shown in the column following the parcel number indicates that the project involves more parcels than the single parcel identified.

Activity: The general type of project, as follows:

Residential:

Apt = Apartments

Condo/TH = Condominium, Townhouse, Cooperative, Cluster

Dorm = Dormitory

Mobile = Mobile Home Park

SFR = Single Family Residential

Where applicable, the following project restrictions are indicated on tables 5 and 6:

Senior = Age-Restricted (55+) Housing

Aff = Affordable Housing (income restricted)

Non-Residential:

Agri-bus =	Agri-business
Assist =	Assisted Living
Hotel =	Hotel/Motel
Indust =	Industrial
Infra =	Infrastructure
Med =	Hospital or other Medical Facility
Nursing =	Nursing Home
Office =	Office
Open Sp =	Preserved Open Space
Pub/Inst =	Public/Institutional
Rec =	Recreation
Retail =	Retail/Restaurant
Rezone =	Rezoning

- # Units:** The number of units in proposed residential projects. For Dorm, Hotel, and Assisted Living projects, this represents the number of beds (unit counts for Hotel and Assisted Living projects are not included in residential unit totals).
- Sq. Feet:** The square footage of gross floor area, as applicable, in proposed projects.
- # Acres:** The total site acreage, as applicable, in proposed projects.
- Entry:** The month and year that the information on the proposed project was entered in the report by the Department of Planning and Development.

Conclusion

The Major Projects Report is a tool that can give local decision-makers an idea of the development that is or may be occurring in the county. With this information, they may be able to get a broader view of the impacts a single development may cause and consider those impacts in their approval processes. The Major Projects Report can also be used by developers to determine possible competition or general trends in the local economy.

The Dutchess County Department of Planning and Development will continue to track development in the county and contact the local municipalities to verify information in order to provide the most accurate report possible. If you have any suggestions for making this information more useful to you, please write or call the Department of Planning and Development with your suggestions.

Dutchess County Department of Planning and Development
27 High Street
Poughkeepsie, NY 12601
845-486-3600
plandev@dutchessny.gov

Data Tables & Map

Table 1
Summary of Active Major Projects by Municipality
 January – December 2016

Municipality	Residential¹		Non-Residential²		Total³
	# of Projects	# of Units	# of Projects	# of Square Feet	# of Projects
Cities					
Beacon	9	711	3	54,085	9
Poughkeepsie	7	748	5	853,415	9
Towns					
Amenia	1	172	1	100,352	1
Beekman	7	434	4	61,900	7
Clinton	1	11	1	15,520	2
Dover	4	78	5	227,289	7
East Fishkill	9	1,125	5	2,294,348	13
Fishkill	4	605	8	240,130	9
Hyde Park	5	1,134	4	1,226,352	6
LaGrange	11	2,127	7	591,690	15
Milan	–	–	–	–	–
North East	–	–	1	35,812	1
Pawling	4	426	2	367,000	4
Pine Plains	2	691	3	22,500	3
Pleasant Valley	1	252	4	38,000	5
Poughkeepsie	12	2,114	20	1,007,030	24
Red Hook	3	159	1	–	3
Rhinebeck	1	76	2	55,000	3
Stanford	–	–	–	–	–
Union Vale	1	20	–	–	1
Wappinger	2	267	2	34,490	3
Washington	–	–	–	–	–
Villages					
Fishkill	1	26	–	–	1
Millbrook	–	–	–	–	–
Millerton	–	–	–	–	–
Pawling	–	–	–	–	–
Red Hook	–	–	1	–	1
Rhinebeck	–	–	1	56,264	1
Tivoli	–	–	–	–	–
Wappingers Falls	2	200	2	–	1
Total	87	11,376	82	7,281,177	129

¹ *Residential* includes single-family residences, townhouses, condominiums, apartments, dorms, mobile homes, and senior and affordable housing.

² *Non-Residential* includes retail/restaurant, office, industry, recreation, hotel/motel, rezoning, infrastructure, hospital/medical, assisted living, nursing home, and public/institutional.

³ *Total Number of Projects* includes Residential and Non-Residential. Some projects have both components, but are counted only once for the total number of projects. Projects that span two municipalities are counted only once in the total.

Table 2
Annual Comparison of Active Major Projects, 2015 – 2016
By Municipality

Municipality	Residential ¹		Non-Residential ²	
	# of Units 2015	# of Units 2,016	# of Square Feet 2015	# of Square Feet 2,016
Cities				
Beacon	613	711	93,702	54,085
Poughkeepsie	774	748	849,800	853,415
Towns				
Amenia	172	172	100,352	100,352
Beekman	434	434	61,900	61,900
Clinton	11	11	-	15,520
Dover	78	78	227,289	227,289
East Fishkill	1,125	1,125	2,294,248	2,294,348
Fishkill	605	605	360,582	240,130
Hyde Park	1,754	1,134	1,297,769	1,226,352
LaGrange	2,127	2,127	611,690	591,690
Milan	-	-	-	-
North East	-	-	35,812	35,812
Pawling	506	426	380,825	367,000
Pine Plains	691	691	22,500	22,500
Pleasant Valley	252	252	38,000	38,000
Poughkeepsie	1,826	2,114	922,030	1,007,030
Red Hook	159	159	-	-
Rhinebeck	92	76	80,000	55,000
Stanford	-	-	34,794	-
Union Vale	20	20	-	-
Wappinger	276	267	33,000	34,490
Washington	-	-	-	-
Villages				
Fishkill	26	26	-	-
Millbrook	-	-	-	-
Millerton	-	-	-	-
Pawling	-	-	-	-
Red Hook	-	-	7,200	-
Rhinebeck	-	-	60,000	56,264
Tivoli	-	-	-	-
Wappingers Falls	-	200	-	-
Total	11,541	11,376	7,511,493	7,281,177

¹ *Residential* includes single-family residences, townhouses, condominiums, apartments, dorms, mobile homes, and senior and affordable housing.

² *Non-residential* includes retail/restaurant, office, industry, recreation, hotel/motel, rezoning, infrastructure, hospital/medical, assisted living, nursing home, and public/institutional.

Table 3
2016 New Major Projects
January – December 2016

Municipality	Project	Activity Description
C/Beacon	West End Lofts	98 Apartment Units
	West End Lofts	78 Affordable Apartment Units
C/Poughkeepsie	Cardinal Court	49 Apartment Units
	Cardinal Court	7,175 Square Feet of Retail/Restaurant
	Rose Street Development	34 Apartment Units
T/Clinton	Old Stone Farm Conference Center	20 Bed Motel/Hotel
T/Fishkill	Cube Smart Self Storage	115,425 Square Feet of Industrial
T/Hyde Park	River Ridge/Maple Ridge	6,000 Square Feet of Recreation
	The Enclave at Hyde Park (formerly The Meadows)	100,000 Square Feet of Infrastructure
	The Enclave at Hyde Park (formerly The Meadows)	9,000 Square Feet of Recreation
	The Enclave at Hyde Park (formerly The Meadows)	50 Single Family Residential Homes
T/Poughkeepsie	Creek Road Apartments	9 Acre Rezoning
	McDonnell Heights Town Center	288 Condominiums/Townhouses Units
	McDonnell Heights Town Center	85,000 Square Feet of Retail/Restaurant
	Rezone Parcels from OR & R2-A to BH	22 Acre Rezoning
T/Wappinger	Old Hopewell Commons	42 Apartment Units
	Old Hopewell Commons	3,000 Square Feet of Retail/Restaurant
	Old Hopewell Commons	1,490 Square Feet of Retail/Restaurant
V/Rhinebeck	Rhinebeck Village Place	7,051 Square Feet of Recreation
V/Wappingers Falls	Buckingham Management	200 Apartment Units

Table 4
Projects Removed from Report
January – December 2016

Municipality	Project	Activity Description	Reason*
C/Beacon	Beacon Institute for Rivers & Estuaries	40,000 Square Feet of Public/Institutional	XP
	River Highlands	7 Affordable Apartment Units	W
	River Highlands	63 Apartment Units	W
C/Poughkeepsie	Rezone: Industrial (I-2) to Waterfront (W)	18 Acre Rezoning	W
T/Fishkill	Dutchess Marketplace	100,000 Square Feet of Retail/Restaurant	O
	Marriott Residence Inn & Spring Hill Suites	200 Bed Motel/Hotel	C
T/Hyde Park	CIA/Marriott Hotel & Conference Center	Retail/Restaurant	XP
	CIA/Marriott Hotel & Conference Center	138 Bed Motel/Hotel	XP
	Moorgate Subdivision	26 Single Family Residential Homes	XP
	Serenity Hills	110 Acres of Preserved Open Space	XP
	Serenity Hills	77 Single Family Residential Homes	XP
	The Club at Hyde Park	120 Bed Assisted Living Facility	XP
	The Club at Hyde Park	Medical Facility	XP
	The Club at Hyde Park	100 Bed Motel/Hotel	XP
	The Club at Hyde Park	122 Condominiums/Townhouses Units	XP
	The Club at Hyde Park	1 Single Family Residential Homes	XP
	The Club at Hyde Park	300 Age-Restricted Condominiums/Townhouses	XP
	The Meadows at Hyde Park	74 Single Family Residential Homes	W
	Vanderbilt Gardens	112 Acres of Preserved Open Space	XP
	Vanderbilt Gardens	70 Single Family Residential Homes	XP
T/Rhinebeck	Grasmere Farm Hotel	25,000 Square Feet of Retail/Restaurant	XP
T/Stanford	Millbrook School Dining Center	22,916 Square Feet of Infrastructure	C
	Millbrook School Facilities Building	11,878 Square Feet of Infrastructure	C
T/Wappinger	La Fonda Del Sol	51 Condominiums/Townhouses Units	W
V/Red Hook	Knollwood Commons	7,200 Square Feet of Retail/Restaurant	C

C = Constructed

W = Withdrawn

XP = Approval Expired, Project Not Resubmitted

O = Other

* Starting in 2013, any residential subdivision that has been on the list for 10 or more years and is at least 75% built out is now considered "constructed" and will be removed from the report accordingly.

Table 5
2016 Active Major Projects
By Municipality

10

Municipality	PID	Project	Applicant	Access Road	Parcel ¹ ²	Activity	Activity Description	Entry
C/Beacon	1118	249 Main Street	249 Main Street, LLC	Main Street	852906	Apt	27 Apartment Units	12/2015
	1118	249 Main Street	249 Main Street, LLC	Main Street	852906	Apt	3 Affordable Apartment Units	12/2015
	1118	249 Main Street	249 Main Street, LLC	Main Street	852906	Retail/Restaurant	11,730 Square Feet of Retail/Restaurant	12/2015
	1096	9-11 Creek Drive Residential Development	Weber Projects III, LLC	Creek Dr.	066670	Apt	46 Apartment Units	12/2014
	957	Beacon 248 Development (f.Glen Willow)	Beacon 248 Development, LLC	Tioronda Av.	993482	Condo/TH	100 Condominiums/Townhouses Units	5/2007
	1077	Beacon Hip Lofts	Beacon Hip Lofts, LLC	Front St.	590165	Apt	131 Apartment Units	12/2013
	1117	Beacon Theater	Beacon Main Street Theater, LLC	Main St. & Van Nydeck Av.	055758	+ Apt	4 Affordable Apartment Units	1/2015
	1117	Beacon Theater	Beacon Main Street Theater, LLC	Main St. & Van Nydeck Av.	055758	+ Apt	31 Apartment Units	1/2015
	1117	Beacon Theater	Beacon Main Street Theater, LLC	Main St. & Van Nydeck Av.	055758	+ Rec	4,590 Square Feet of Recreation	1/2015
	1117	Beacon Theater	Beacon Main Street Theater, LLC	Main St. & Van Nydeck Av.	055758	+ Retail/Restaurant	1,965 Square Feet of Retail/Restaurant	1/2015
	1045	Highland Meadows	Hudson Valley Housing Devel. Fund	Delavan Ave.	268090	Apt	68 Age-Restricted Apartment Units	12/2012
	1021	Roundhouse at Beacon Falls	10 Blvd/10 Leonard St., LLCs	E Main St.	171812	+ Apt	78 Apartment Units	12/2010
	1021	Roundhouse at Beacon Falls	10 Blvd/10 Leonard St., LLCs	E Main St.	171812	+ Hotel	41 Bed Motel/Hotel	12/2010
	1119	The View	DMS Consolidators, LTD	Beekman St.	660924	Apt	42 Apartment Units	12/2015
	1119	The View	DMS Consolidators, LTD	Beekman St.	660924	Apt	5 Affordable Apartment Units	12/2015
	1123	West End Lofts	Kearney Realty & Development	NY 9D	688931	Apt	98 Apartment Units	10/2016
	1123	West End Lofts	Kearney Realty & Development	NY 9D	688931	Apt	78 Affordable Apartment Units	12/2016
C/Poughkeepsie	1130	Cardinal Court	Cardinal Assets, LLC	US 44	068023	Apt	49 Apartment Units	12/2016
	1130	Cardinal Court	Cardinal Assets, LLC	US 44	068023	Retail/Restaurant	7,175 Square Feet of Retail/Restaurant	12/2016
	893	Highview at Fallkill Creek	Phoenix Capital Partners, LLC	Milton St.	623227	Condo/TH	120 Condominiums/Townhouses Units	4/2006
	982	One Dutchess Avenue (Dutton)	O'Neill-Group Dutton, LLC	Dutchess Av.	766443	+ Apt	300 Apartment Units	2/2009
	982	One Dutchess Avenue (Dutton)	O'Neill-Group Dutton, LLC	Dutchess Av.	766443	+ OpenSp	1 Acre of Preserved Open Space	2/2009
	982	One Dutchess Avenue (Dutton)	O'Neill-Group Dutton, LLC	Dutchess Av.	766443	+ Retail/Restaurant	13,800 Square Feet of Retail/Restaurant	2/2009
	1113	Pelton Manor	Common Council	North Clover St.	837228	Apt	39 Apartment Units	4/2015
	1106	PURA 14, Water Club Luxury Living	JM Development Group	Pine St.	803922	+ Apt	136 Apartment Units	12/2015
	1122	Queen City Lofts	Kearney Realty & Development Group	Main St.	942131	+ Apt	70 Apartment Units	8/2015
	1122	Queen City Lofts	Kearney Realty & Development Group	Main St.	942131	+ Retail/Restaurant	12,000 Square Feet of Retail/Restaurant	8/2015
	1127	Rose Street Development	Hudson River Housing, Inc.	Rose St.	354999	+ Apt	34 Apartment Units	11/2016
	802	South Waterfront Development	Poughkeepsie Landing, LLC	Rinaldi Blvd.	744884	Hotel	72 Bed Motel/Hotel	2/2004
	802	South Waterfront Development	Poughkeepsie Landing, LLC	Rinaldi Blvd.	744884	Office	92,000 Square Feet of Office	2/2004
	802	South Waterfront Development	Poughkeepsie Landing, LLC	Rinaldi Blvd.	744884	Retail/Restaurant	32,000 Square Feet of Retail/Restaurant	2/2004
	1101	Vassar Brothers Medical Center Expansion	Vassar Brothers Medical Center	Reade Pl., Livingston St.	822661	+ Med	696,440 Square Feet of Medical Facility	12/2014
T/Amenia	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Condo/TH	13 Condominiums/Townhouses Units	2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Hotel	21 Bed Motel/Hotel	2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Rec	47,000 Square Feet of Recreation	2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Retail/Restaurant	7,000 Square Feet of Retail/Restaurant	2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ SFR	159 Single Family Residential Homes	2/2003
T/Beekman	896	Beekman Chase	Toll Brothers, Inc.	Martin Rd.	765965	+ SFR	34 Single Family Residential Homes	5/2006
	1018	Chelsea Cove, Phase III	Kirchhoff Companies	Miller Rd.	095798	Condo/TH	50 Condominiums/Townhouses Units	12/2010
	1018	Chelsea Cove, Phase III	Kirchhoff Companies	Miller Rd.	095798	OpenSp	26 Acres of Preserved Open Space	12/2010
	962	Grape Hollow Subdivision	Grape Hollow Assoc. Ltd	Grape Hollow Rd.	702684	SFR	38 Single Family Residential Homes	6/2007
	903	Park Hill Estates	Claudia George Family Ltd. Part.	Clapp Hill Rd.	791546	SFR	33 Single Family Residential Homes	5/2006
	784	Retail/Apt Development	Dutchess Contracting/Sala	NY 55	478317	+ Apt	32 Apartment Units	8/2003
	784	Retail/Apt Development	Dutchess Contracting/Sala	NY 55	478317	+ Retail/Restaurant	6,500 Square Feet of Retail/Restaurant	8/2003
	984	Roosevelt Commons	Roosevelt Commons	NY 55	518304	+ Apt	48 Apartment Units	10/2008
	984	Roosevelt Commons	Roosevelt Commons	NY 55	518304	+ Retail/Restaurant	55,400 Square Feet of Retail/Restaurant	10/2008
	906	Springs at Beekman	Springs at Beekman	CR 8 (Greenhaven Rd.)	743494	+ OpenSp	65 Acres of Preserved Open Space	5/2006
	906	Springs at Beekman	Springs at Beekman	CR 8 (Greenhaven Rd.)	743494	+ SFR	199 Single Family Residential Homes	5/2006

Table 5
2016 Active Major Projects
By Municipality

Municipality	PID	Project	Applicant	Access Road	Parcel ¹	² Activity	Activity Description	Entry
T/Clinton	810	Eastern Oaks	Brucato	CR 14 (Hollow Rd.)	795019	+ SFR	11 Single Family Residential Homes	8/2004
	1121	Old Stone Farm Conference Center	Jeffrey Newman, Dutchess, LLC	NY 9G	591367	+ Hotel	20 Bed Motel/Hotel	9/2016
T/Dover	1094	2108 Rt 22 LLC Steel Joist Manufacturing	Curt Johnson	NY 22	711838	Indust	38,830 Square Feet of Industrial	7/2015
	991	22 West Properties	Kalin	NY 22	716410	Indust	10,000 Square Feet of Industrial	12/2008
	1004	Cricket Valley Energy	Cricket Valley Energy Center, LLC	NY 22	493989	+ Indust	158,069 Square Feet of Industrial	11/2009
	1071	Olivet Center	Olivet Management, LLC	NY 22	162702	+ Dorm	535,050 Square Feet of Dormitory	8/2013
	1071	Olivet Center	Olivet Management, LLC	NY 22	162702	+ Infra	3,200 Square Feet of Infrastructure	10/2015
	1071	Olivet Center	Olivet Management, LLC	NY 22	162702	+ Rec	17,190 Square Feet of Recreation	10/2015
	231	Sherman Hills	Dwy	NY 22	450330	SFR	34 Single Family Residential Homes	1/1987
	788	Stony Brook Estates	Randallo	NY 22	390362	+ Condo/TH	28 Condominiums/Townhouses Units	8/2003
	788	Stony Brook Estates	Randallo	NY 22	390362	+ OpenSp	63 Acres of Preserved Open Space	8/2003
	1032	Westchester Modular Employee Housing	Hatcher	Reagans Mill Rd.	167667	+ Condo/TH	16 Condominiums/Townhouses Units	11/2011
T/East Fishkill	769	Eagle Ridge Subdivision	Clove Branch Rd, LLC	CR 29 (Clove Branch Rd.)	350394	SFR	23 Single Family Residential Homes	8/2003
	699	Hopewell Glen	Toll Brothers, Inc.	Fishkill Rd.	155726	Condo/TH	42 Condominiums/Townhouses Units	3/2006
	699	Hopewell Glen	Toll Brothers, Inc.	Fishkill Rd.	155726	SFR	248 Single Family Residential Homes	8/2001
	1073	Hopewell Sports Dome	Hopewell Sports Dome Ventures	NY 52	606028	Rec	343,908 Square Feet of Recreation	11/2013
	710	Lake Walton Park Subdivision	Lake Walton Park, LLC	Cottage Dr.	680138	SFR	94 Single Family Residential Homes	2/2002
	1076	Linuo Solar	Bright Land Solar, LLC	NY 52	606028	+ Indust	650,000 Square Feet of Industrial	1/2013
	662	Meadow Creek Corporate Park	T-Lime, LLC	CR 27 (Lime Kiln Rd.)	346956	+ Indust	998,000 Square Feet of Industrial	2/2000
	662	Meadow Creek Corporate Park	T-Lime, LLC	CR 27 (Lime Kiln Rd.)	346956	+ Office	270,880 Square Feet of Office	2/2000
	662	Meadow Creek Corporate Park	T-Lime, LLC	CR 27 (Lime Kiln Rd.)	346956	+ Retail/Restaurant	2,200 Square Feet of Retail/Restaurant	2/2000
	1092	Mews at Hopewell Junction	Kearney Realty & Development Group, Inc.	NY 376	234294	Apt	53 Apartment Units	1/2015
	1092	Mews at Hopewell Junction	Kearney Realty & Development Group, Inc.	NY 376	234294	Condo/TH	36 Condominiums/Townhouses Units	1/2015
	747	Montage	Sharbell Development	NY 52	802836	SFR	137 Single Family Residential Homes	2/2003
	713	Ponds @ East Fishkill	Antolotti	Robinson Ln.	887660	SFR	43 Single Family Residential Homes	2/2002
	719	Summit Woods	ABD Fishkill, LLC	NY 52	950427	+ OpenSp	201 Acres of Preserved Open Space	2/2005
	719	Summit Woods	ABD Fishkill, LLC	NY 52	950427	+ SFR	175 Single Family Residential Homes	2/2002
	817	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	NY 82	276336	+ Office	15,000 Square Feet of Office	8/2004
	817	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	NY 82	276336	+ Retail/Restaurant	14,360 Square Feet of Retail/Restaurant	8/2004
	647	Twin Creeks	Meric Assoc.	NY 376	395152	+ Condo/TH	89 Condominiums/Townhouses Units	8/2003
	647	Twin Creeks	Meric Assoc.	NY 376	395152	+ SFR	151 Single Family Residential Homes	8/1999
	823	Woods of Tiffany	Tucker	Seaman Rd.	517325	SFR	34 Single Family Residential Homes	8/2004
T/Fishkill	828	Chelsea @ the Waterfront	Chelsea Waterfront Development	Industrial Way	798930	Apt	350 Apartment Units	2/2005
	828	Chelsea @ the Waterfront	Chelsea Waterfront Development	Industrial Way	798930	Rezone	52 Acre Rezoning	2/2008
	1068	Comfort Suites Business Development	Kalux Development, LLC	NY 52	306679	+ Hotel	64 Bed Motel/Hotel	11/2013
	1068	Comfort Suites Business Development	Kalux Development, LLC	NY 52	306679	+ Med	8,000 Square Feet of Medical Facility	4/2015
	1068	Comfort Suites Business Development	Kalux Development, LLC	NY 52	306679	+ Retail/Restaurant	4,800 Square Feet of Retail/Restaurant	11/2013
	1116	Continental Commons	GLD3, LLC	Van Wyck Lake Rd.	180430	+ Hotel	90 Bed Motel/Hotel	6/2015
	1116	Continental Commons	GLD3, LLC	Van Wyck Lake Rd.	180430	+ Pub/Inst	720 Square Feet of Public/Institutional	6/2015
	1116	Continental Commons	GLD3, LLC	Van Wyck Lake Rd.	180430	+ Retail/Restaurant	8,425 Square Feet of Retail/Restaurant	6/2015
	1116	Continental Commons	GLD3, LLC	Van Wyck Lake Rd.	180430	+ Retail/Restaurant	3,860 Square Feet of Retail/Restaurant	6/2015
	1116	Continental Commons	GLD3, LLC	Van Wyck Lake Rd.	180430	+ Retail/Restaurant	7,295 Square Feet of Retail/Restaurant	6/2015
	1116	Continental Commons	GLD3, LLC	Van Wyck Lake Rd.	180430	+ Retail/Restaurant	1,140 Square Feet of Retail/Restaurant	6/2015
	1124	Cube Smart Self Storage	Hudson Valley Commercial Devel, LLC	NY 52	265286	Indust	115,425 Square Feet of Industrial	9/2016
	1053	Elant: R15 to RB / Senior Citizen Housing Overlay	Elant at Fishkill/Birches at Fishkill	NY 9D	880476	+ Apt	84 Affordable, Age-Restricted Apartment Units	2/2013
	773	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	Brockway Rd.	565665	+ Condo/TH	109 Condominiums/Townhouses Units	8/2003
	773	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	Brockway Rd.	565665	+ Retail/Restaurant	24,000 Square Feet of Retail/Restaurant	8/2003
	1114	Guardian Self Storage	Guardian Self Storage East, LLC	NY 52	794489	Retail/Restaurant	28,965 Square Feet of Retail/Restaurant	10/2015
	1008	Highland Valley	Walloon Trust	US 9	723454	+ Rezone	77 Acre Rezoning	4/2010
	844	Waterfront@Fishkill V: Overlk Pt Chelsea Snr Lvg	RPE Overlook Development, LLC	Brockway Rd.	706665	Apt	38 Age-Restricted Apartment Units	1/2013

Table 5
2016 Active Major Projects
By Municipality

Municipality	PID	Project	Applicant	Access Road	Parcel ¹	² Activity	Activity Description	Entry
T/Fishkill	844	Waterfront@Fishkill V: Overlk Pt Chelsea Snr Lvg	RPE Overlook Development, LLC	Brockway Rd.	706665	Assist	88 Bed Assisted Living Facility	2/2005
	844	Waterfront@Fishkill V: Overlk Pt Chelsea Snr Lvg	RPE Overlook Development, LLC	Brockway Rd.	706665	Condo/TH	24 Age-Restricted Condominiums/Townhouses Units	2/2005
	844	Waterfront@Fishkill V: Overlk Pt Chelsea Snr Lvg	RPA Development, LLC	Brockway Rd.	706665	Assist	88 Bed Assisted Living Facility	2/2005
T/Hyde Park	636	Carriage Trail at Towne Centre	SARCAR Equities, LLC	NY 9G	368580	+ Condo/TH	317 Condominiums/Townhouses Units	8/1999
	745	Jeffery Groves Estates	SCS Real Estate Development	CR 37 (N Cross Rd.)	330194	+ Condo/TH	38 Condominiums/Townhouses Units	2/2003
	745	Jeffery Groves Estates	SCS Real Estate Development	CR 37 (N Cross Rd.)	330194	+ SFR	9 Single Family Residential Homes	2/2003
	1019	Lands of Cire Medical Office Building	Baxter	US 9	941754	Med	38,352 Square Feet of Medical Facility	12/2010
	642	River Ridge/Maple Ridge	Cambridge Development	US 9	762205	+ Condo/TH	162 Condominiums/Townhouses Units	8/1999
	642	River Ridge/Maple Ridge	Cambridge Development	US 9	762205	+ Rec	6,000 Square Feet of Recreation	12/2016
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Condo/TH	325 Age-Restricted Condominiums/Townhouses Units	2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Hotel	200 Bed Motel/Hotel	2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Office	293,000 Square Feet of Office	2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Pub/Inst	85,000 Square Feet of Public/Institutional	2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Retail/Restaurant	405,000 Square Feet of Retail/Restaurant	2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	SFR	233 Single Family Residential Homes	2/2007
	1132	The Enclave at Hyde Park (f. The Meadows)	54- Hyde, LLC c/o Sam Mermelstein	Long Branch Rd.	566931	+ Infra	100,000 Square Feet of Infrastructure	12/2016
	1132	The Enclave at Hyde Park (f. The Meadows)	54- Hyde, LLC c/o Sam Mermelstein	Long Branch Rd.	566931	+ Rec	9,000 Square Feet of Recreation	12/2016
	1132	The Enclave at Hyde Park (f. The Meadows)	54- Hyde, LLC c/o Sam Mermelstein	Long Branch Rd.	566931	+ SFR	50 Single Family Residential Homes	12/2016
T/LaGrange	160	Apple Acres	H.G. Page	CR 49 (Titusville Rd.)	998588	Condo/TH	86 Age-Restricted Condominiums/Townhouses Units	8/2005
	880	Burnham Building	Burnham Building, LLC	NY 55	850298	Indust	Industrial	12/2005
	880	Burnham Building	Burnham Building, LLC	NY 55	850298	Office	20,400 Square Feet of Office	12/2005
	883	Country Squire Estates	Dutchess Country Squire, LLC	Rossway Rd.	101548	+ SFR	38 Single Family Residential Homes	1/2006
	884	Daley Farms PPD	Daley Farms Properties, LLC	CR 49 (Titusville Rd.)	081270	+ Condo/TH	76 Condominiums/Townhouses Units	1/2006
	884	Daley Farms PPD	Daley Farms Properties, LLC	CR 49 (Titusville Rd.)	081270	+ OpenSp	88 Acres of Preserved Open Space	1/2006
	884	Daley Farms PPD	Daley Farms Properties, LLC	CR 49 (Titusville Rd.)	081270	+ SFR	59 Single Family Residential Homes	1/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	Condo/TH	696 Condominiums/Townhouses Units	11/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	Office	88,000 Square Feet of Office	11/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	OpenSp	60 Acres of Preserved Open Space	11/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	Retail/Restaurant	40,000 Square Feet of Retail/Restaurant	11/2006
	937	H.G. Page Properties: Townhouses	H.G. Page Properties	CR 49 (Titusville Rd.)	057547	Condo/TH	95 Condominiums/Townhouses Units	11/2006
	688	Harvest Ridge	Newsheiwat Estate Inc.	CR 21 (Noxon Rd.)	803005	+ SFR	50 Single Family Residential Homes	2/2001
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Condo/TH	623 Condominiums/Townhouses Units	9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Hotel	58 Bed Motel/Hotel	9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Office	93,000 Square Feet of Office	9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Pub/Inst	22,500 Square Feet of Public/Institutional	9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Retail/Restaurant	71,500 Square Feet of Retail/Restaurant	9/2006
	659	Lake Ridge	Bagnall	MacGhee Rd.	700066	SFR	26 Single Family Residential Homes	2/2000
	869	Overlook Place PDD	Overlook Place, LLC	CR 46 (Overlook Rd.)	896803	Condo/TH	91 Condominiums/Townhouses Units	8/2005
	861	Page Lumber Storage	Manchester Bridge Prop	NY 55	783279	Retail/Restaurant	37,700 Square Feet of Retail/Restaurant	8/2005
	752	Rolling Meadows @ LaGrange	ABD Dutchess, LLC	NY 55	778118	SFR	130 Single Family Residential Homes	2/2003
	421	Sleight Farm Subdivision	Carlyle Associates	CR 46 (Overlook Rd.)	148778	SFR	157 Single Family Residential Homes	6/1990
	1007	Taconic Center	Page Park Assoc.	NY 55/TSP	945946	Office	8,840 Square Feet of Office	3/2010
	1007	Taconic Center	Page Park Assoc.	NY 55/TSP	945946	Retail/Restaurant	5,250 Square Feet of Retail/Restaurant	3/2010
	875	Titusville Corporate Park	H.G. Page	CR 49 (Titusville Rd.)	057547	Indust	126,000 Square Feet of Industrial	8/2005
T/Milan	791	The Hudson Valley Club (Carvel Property Development)	1133 Taconic, LLC	Ferris Ln.	359795	+ Rec	Recreation	8/2003
	791	The Hudson Valley Club (Carvel Property Development)	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR	554 Single Family Residential Homes	8/2003
	791	The Hudson Valley Club (Carvel Property Development)	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR	88 Affordable Single Family Residential Units	3/2012
T/North East	1020	Millerton Supermarket	Southern Realty & Development, LLC	US 44	790170	Retail/Restaurant	35,812 Square Feet of Retail/Restaurant	12/2010

Table 5
2016 Active Major Projects
By Municipality

Municipality	PID	Project	Applicant	Access Road	Parcel ¹	² Activity	Activity Description	Entry
T/Pawling	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Apt	220 Affordable, Age-Restricted Apartment Units	12/2013
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Condo/TH	100 Age-Restricted Condominiums/Townhouses Units	8/1995
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Med	66,000 Square Feet of Medical Facility	7/2008
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Med	101,000 Square Feet of Medical Facility	12/2013
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ OpenSp	105 Acres of Preserved Open Space	1/1998
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Retail/Restaurant	200,000 Square Feet of Retail/Restaurant	8/1995
	697	Cushman Farms Subdivision	Peckham Industries, Inc.	Cushman Rd.	795864	SFR	30 Single Family Residential Homes	8/2001
	901	Madison Woods Subdivision	Andriano	Dodge Rd.	595634	+ SFR	34 Single Family Residential Homes	5/2006
	771	The Meadows of Pawling (f. Estates of Mission Hills)	Deerfield Estates, LLC, Ethan Lazar	CR 20 (W Dover Rd.)	094957	+ OpenSp	60 Acres of Preserved Open Space	12/2013
	771	The Meadows of Pawling (f. Estates of Mission Hills)	Deerfield Estates, LLC, Ethan Lazar	CR 20 (W Dover Rd.)	094957	+ SFR	42 Age-Restricted (55+) Single Family Residential Units	8/2003
T/Pine Plains	1074	Dutch's Spirits -- Distillery & Museum	Dutch's Spirits	Ryan Rd.	005780	+ Agri-bus	12,500 Square Feet of Agri-business	11/2013
	791	The Hudson Valley Club (Carvel Property Development)	1133 Taconic, LLC	Ferris Ln.	359795	+ Rec	Recreation	8/2003
	791	The Hudson Valley Club (Carvel Property Development)	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR	554 Single Family Residential Homes	8/2003
	791	The Hudson Valley Club (Carvel Property Development)	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR	88 Affordable Single Family Residential Units	3/2012
	787	Towne Center at Pine Plains (f. Stissing Farm Dev)	Stissing Farms, Inc.	NY 199	295292	Condo/TH	49 Age-Restricted Condominiums/Townhouses Units	8/2003
	787	Towne Center at Pine Plains (f. Stissing Farm Dev)	Stissing Farms, Inc.	NY 199	295292	Office	5,000 Square Feet of Office	8/2003
	787	Towne Center at Pine Plains (f. Stissing Farm Dev)	Stissing Farms, Inc.	NY 199	295292	Retail/Restaurant	5,000 Square Feet of Retail/Restaurant	8/2003
T/Pleasant Valley	1044	Dutchess Quarry	Pekham Industries	CR 72 (North Ave.)	187469	Indust	10,000 Square Feet of Industrial	12/2012
	983	Professional Bldg	Gasparro	US 44	430190	+ Office	10,000 Square Feet of Office	10/2008
	1112	Rezone to Mixed Commercial & HD Residential	Pleasant Valley Town Board	NY 44	528844	+ Rezone	109 Acre Rezoning	6/2015
	940	Salt & Highway Equipment Storage	Town of Pleasant Valley	CR 73 (Sherow Rd.)	803085	+ Indust	18,000 Square Feet of Industrial	11/2006
	790	Taconic Homes	Richman Group Capital Co	US 44	529760	Condo/TH	252 Condominiums/Townhouses Units	8/2003
T/Poughkeepsie	1042	Ambassador Town Square	R&D Hotel, LLC	US 9	950800	Hotel	124 Bed Motel/Hotel	11/2012
	1042	Ambassador Town Square	R&D Hotel, LLC	US 9	950800	Retail/Restaurant	8,417 Square Feet of Retail/Restaurant	11/2012
	804	Casperkill Country Club	Ginsburg Development, LLC	US 9	312843	+ Condo/TH	280 Condominiums/Townhouses Units	8/2004
	804	Casperkill Country Club	Ginsburg Development, LLC	US 9	312843	+ SFR	185 Single Family Residential Homes	8/2004
	1108	Creek Road Apartments	JPJR Holdings Inc.	Creek Rd.	735705	+ Apt	40 Apartment Units	12/2015
	1108	Creek Road Apartments	JPJR Holdings Inc.	Creek Rd.	735705	+ Rezone	9 Acre Rezoning	3/2016
	1086	Dalia Senior Housing	KARC Planning Consultants, Inc.	NY 9G	448647	+ Apt	84 Age-Restricted Apartment Units	11/2014
	1086	Dalia Senior Housing	KARC Planning Consultants, Inc.	NY 9G	448647	+ Rec	2,125 Square Feet of Recreation	4/2015
	1086	Dalia Senior Housing	KARC Planning Consultants, Inc.	NY 9G	448647	+ Retail/Restaurant	5,443 Square Feet of Retail/Restaurant	12/2014
	1086	Dalia Senior Housing	KARC Planning Consultants, Inc.	NY 9G	448647	+ Rezone	7 Acre Rezoning	4/2015
	1039	Emeritus at Poughkeepsie	Wegman Companies, Inc.	NY 113	049464	Assist	66 Bed Assisted Living Facility	5/2012
	1039	Emeritus at Poughkeepsie	Wegman Companies, Inc.	NY 113	049464	Nursing	30 Nursing Home Units	5/2012
	1078	Fairview Commons	Page Park Associates	Fulton St.	161788	Apt	170 Apartment Units	2/2014
	1078	Fairview Commons	Page Park Associates	Fulton St.	161788	Office	8,500 Square Feet of Office	12/2014
	776	Guardian Self-Storage Facility	Herb Redl	Love Rd.	187898	Indust	71,200 Square Feet of Industrial	8/2003
	1058	Hudson Heritage	Heritage, LLC	US 9	011149	Apt	500 Apartment Units	7/2015
	1058	Hudson Heritage	Heritage, LLC	US 9	011149	Condo/TH	225 Condominiums/Townhouses Units	7/2015
	1058	Hudson Heritage	Heritage, LLC	US 9	011149	Retail/Restaurant	350,000 Square Feet of Retail/Restaurant	7/2015
	1058	Hudson Heritage	Heritage, LLC	US 9	011149	SFR	25 Single Family Residential Homes	7/2015
	1111	Hyatt Place Hotel	Empire Hotel Development	US 9	287638	Hotel	98 Bed Motel/Hotel	10/2015
	947	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	US 44	830160	Office	26,620 Square Feet of Office	2/2007
	947	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	US 44	830160	Office	28,000 Square Feet of Office	2/2007
	1084	Lutheran Care Network Assisted Living	Lutheran Care Network, LLC	CR 38 (Van Wagner Rd.)	567523	Assist	69 Bed Assisted Living Facility	10/2014
	1083	Marist College - Natural Science & Allied Health Building	Marist College	US 9	005805	+ Pub/Inst	43,700 Square Feet of Public/Institutional	12/2014
	1085	Marist College - North Campus Housing	Marist College	US 9	891913	+ Dorm	789 Bed Dormitory	9/2014
	1085	Marist College - North Campus Housing	Marist College	US 9	891913	+ Pub/Inst	9,400 Square Feet of Public/Institutional	12/2014
	1036	Marist College - Student Center Music Addition	Marist College	US 9	884713	Pub/Inst	25,000 Square Feet of Public/Institutional	2/2012

Table 5
2016 Active Major Projects
By Municipality

Municipality	PID	Project	Applicant	Access Road	Parcel ¹	² Activity	Activity Description	Entry
T/Poughkeepsie	1128	McDonnell Heights Town Center	Kirchoff Properties, LLC	US 44	723342	+ Condo/TH	288 Condominiums/Townhouses Units	5/2016
	1128	McDonnell Heights Town Center	Kirchoff Properties, LLC	US 44	723342	+ Retail/Restaurant	85,000 Square Feet of Retail/Restaurant	5/2016
	1010	Neptune Commerce Center	Neptune Capital Investors	US 9	154907	+ Retail/Restaurant	2,767 Square Feet of Retail/Restaurant	12/2013
	1125	Rezone Parcels from OR & R2-A to BH	Poughkeepsie Town Board	US 9	312843	+ Rezone	22 Acre Rezoning	6/2016
	1029	River Point Residential & West Park Professional Bldgs	W.A. Route 9, LLC	US 9	365369	+ Apt	85 Age-Restricted Apartment Units	10/2011
	1029	River Point Residential & West Park Professional Bldgs	W.A. Route 9, LLC	US 9	365369	+ Med	31,534 Square Feet of Medical Facility	10/2011
	1029	River Point Residential & West Park Professional Bldgs	W.A. Route 9, LLC	US 9	365369	+ Office	13,976 Square Feet of Office	10/2011
	986	Route 9D Professional Park	Socker Spring Park, LLC	NY 9D	390820	Office	41,520 Square Feet of Office	10/2008
	1082	Springside Neighborhood Development	Built Parcel Four, LLC	NY 44	838906	+ Apt	23 Apartment Units	8/2014
	1082	Springside Neighborhood Development	Built Parcel Four, LLC	NY 44	838906	+ Retail/Restaurant	4,700 Square Feet of Retail/Restaurant	12/2014
	155	Stratford Farms	Bower Rd. Associates	Bower Rd.	200995	SFR	134 Single Family Residential Homes	5/1986
	1040	Stratford Farms Townhouses	ABD Stratford, LLC	Bower Rd.	320922	+ Condo/TH	26 Condominiums/Townhouses Units	5/2012
	757	The Gables - Phase IV	Herb Redl	NY 115	054988	+ Mobile	49 Mobile Homes	2/2003
	1030	Vassar College - Science Building	Vassar College	NY 376 (Raymond Av.)	100450	Pub/Inst	82,000 Square Feet of Public/Institutional	10/2011
T/Red Hook	668	Anderson Commons	Kearney Property, Inc.	Fisk St.	460370	+ Condo/TH	24 Condominiums/Townhouses Units	8/2000
	668	Anderson Commons	Kearney Property, Inc.	Fisk St.	460370	+ SFR	28 Single Family Residential Homes	1/2013
	1046	Hoffman Traditional Neighborhood Development (TND)	Kirchhoff Properties, LLC	Old Farm Rd.	204261	+ Condo/TH	48 Condominiums/Townhouses Units	12/2012
	1046	Hoffman Traditional Neighborhood Development (TND)	Kirchhoff Properties, LLC	Old Farm Rd.	204261	+ OpenSp	32 Acres of Preserved Open Space	12/2012
	1046	Hoffman Traditional Neighborhood Development (TND)	Kirchhoff Properties, LLC	Old Farm Rd.	204261	+ SFR	48 Single Family Residential Homes	12/2012
	997	Preserve at Lakes Kill (f. Oaks@Landskill)	Landmark Properties of Suffolk, Ltd.	Feller Newmark Rd.	718975	+ SFR	11 Single Family Residential Homes	1/2009
T/Rhinebeck	1034	Gardens at Rhinebeck, Phase III	Rhinebeck Gardens Group	Garden Way	010475	Condo/TH	76 Condominiums/Townhouses Units	12/2011
	975	Grasmere Farm Hotel	Mensch Grasmere, LLC	US 9	451779	+ Hotel	108 Bed Motel/Hotel	7/2013
	1048	Stanford Machine	Stanford Machine	NY 9G	860700	Indust	39,000 Square Feet of Industrial	12/2012
T/Stanford	1093	Millbrook School Dining Center	Millbrook School	Millbrook School Rd.	385632	Infra	22,916 Square Feet of Infrastructure	1/2015
	1081	Millbrook School Facilities Building	Millbrook School	Millbrook School Rd.	385632	Infra	11,878 Square Feet of Infrastructure	12/2014
T/Union Vale	1028	East Mountain North Subdivision	Leonard, Habiague, Dryfoos	CR 21 (Wingdale Rd.)	400970	+ SFR	20 Single Family Residential Homes	10/2011
T/Wappinger	968	BAC Properties - Construction Of Bldg #1	Bac Properties, LLC	Airport Dr.	578332	Indust	30,000 Square Feet of Industrial	1/2008
	1126	Old Hopewell Commons	Anthony Segreti	CR 28 (Old Hopewell Rd.)	542585	Apt	42 Apartment Units	4/2016
	1126	Old Hopewell Commons	Anthony Segreti	CR 28 (Old Hopewell Rd.)	542585	Retail/Restaurant	3,000 Square Feet of Retail/Restaurant	4/2016
	1126	Old Hopewell Commons	Anthony Segreti	CR 28 (Old Hopewell Rd.)	542585	Retail/Restaurant	1,490 Square Feet of Retail/Restaurant	4/2016
	1011	Regency at Wappinger (f. Hilltop Village)	Toll Brothers/Conrail, LLC	CR 94 (All Angels Hill Rd.)	630770	Condo/TH	93 Age-Restricted Condominiums/Townhouses Units	6/2010
	1011	Regency at Wappinger (f. Hilltop Village)	Toll Brothers/Conrail, LLC	CR 94 (All Angels Hill Rd.)	630770	SFR	132 Age-Restricted (55+) Single Family Residential Units	6/2010
V/Fishkill	1051	Jackson Crossing	Jackson Crossing, LLC	Jackson St.	685931	+ Apt	25 Apartment Units	10/2013
	1051	Jackson Crossing	Jackson Crossing, LLC	Jackson St.	685931	+ SFR	1 Single Family Residential Homes	10/2013
V/Red Hook	814	Red Hook Commons	Kearney Realty & Dev.	US 9	262591	+ Retail/Restaurant	Retail/Restaurant	8/2004
V/Rhinebeck	1064	Rhinebeck Village Place	Rhinebeck Village Place, LLC	NY 308	387184	Hotel	50 Bed Motel/Hotel	9/2013
	1064	Rhinebeck Village Place	Rhinebeck Village Place, LLC	NY 308	387184	Rec	7,051 Square Feet of Recreation	11/2016
	1064	Rhinebeck Village Place	Rhinebeck Village Place, LLC	NY 308	387184	Retail/Restaurant	3,313 Square Feet of Retail/Restaurant	11/2013

Table 5
2016 Active Major Projects
 By Municipality

Municipality	PID	Project	Applicant	Access Road	Parcel ¹ ²	Activity	Activity Description	Entry
V/Wappingers Falls	1129	Buckingham Management	Buckingham Management	Channingville Rd.	071325	Apt	200 Apartment Units	11/2016
	1129	Buckingham Management	Buckingham Management	Channingville Rd.	071325	Rec	Recreation	11/2016

¹ Specific parcel information is available for review online via "Parcel Access" at www.dutchessny.gov

² A "+" indicates that the project involves more parcels than the single parcel identified.

³ Where indicated, the following project restrictions apply:

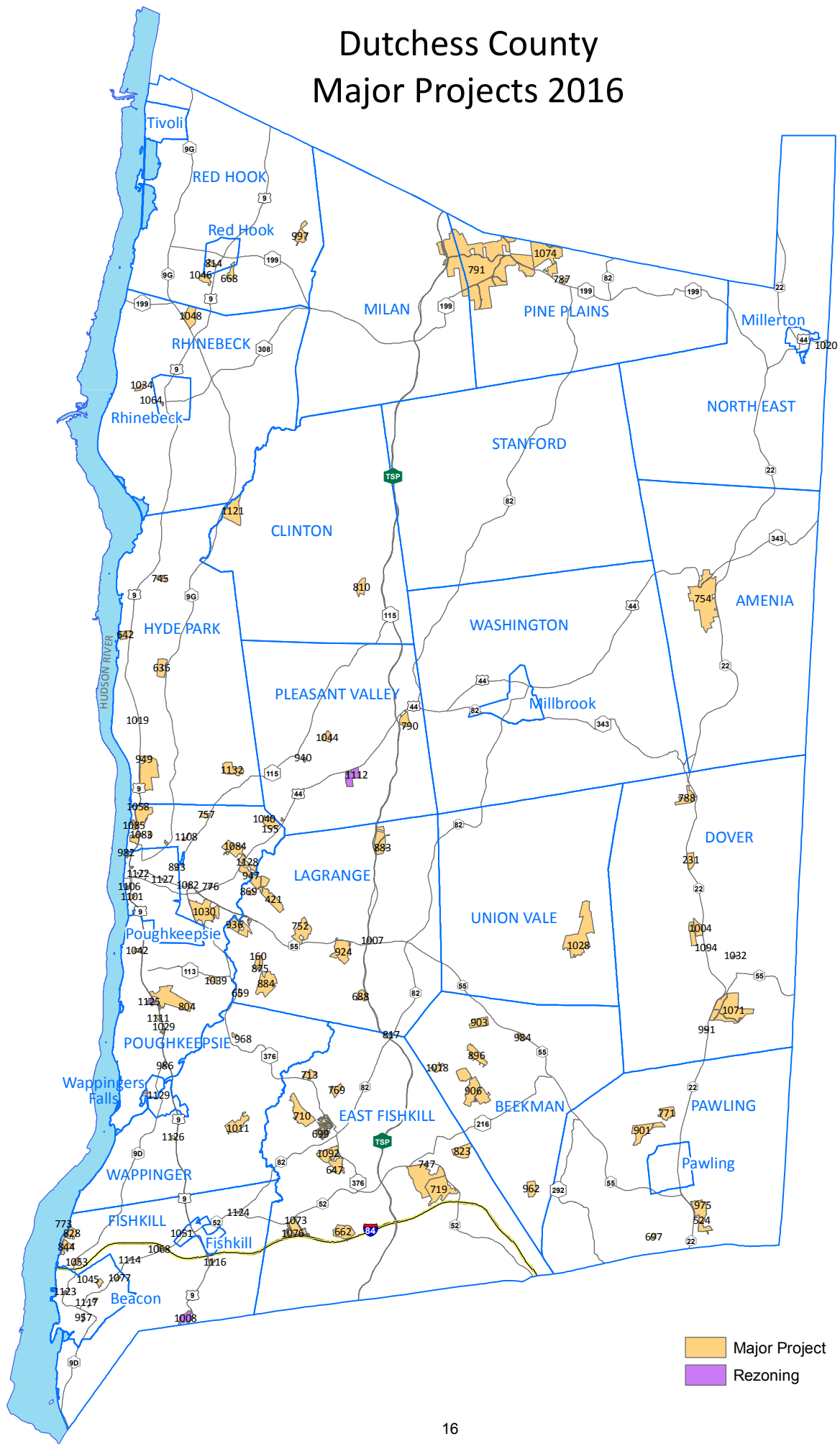
Senior = Age-Restricted (55+) Housing

Aff = Affordable Housing (income restricted)

⁴ One Dutchess Avenue (Dutton) spans 2 municipalities – the City of Poughkeepsie and the Town of Poughkeepsie. Project components are listed in the City of Poughkeepsie entry.

⁶ Anderson Commons spans 2 municipalities – the Town and Village of Red Hook. Project components are listed in the Town of Red Hook entry.

Dutchess County Major Projects 2016



Major Project
Rezoning



Appendix

Municipal Telephone Numbers

(All area codes are 845 unless otherwise noted)

For more information contact:

Cities

Beacon	838-5000
Poughkeepsie	451-4055

Towns

Amenia	373-8118
Beekman	724-5300
Clinton	266-5704
Dover	832-6111
East Fishkill	221-2428
Fishkill	831-7800
Hyde Park	229-5111
LaGrange	452-8562
Milan	758-5133
North East	518-789-3657
Pawling	855-0959
Pine Plains	518-398-7155
Pleasant Valley	635-8395
Poughkeepsie	485-3657
Red Hook	758-4613
Rhinebeck	876-6296
Stanford	868-7250
Union Vale	724-5600
Wappinger	297-6256
Washington	677-3419

Villages

Fishkill	897-4430
Millbrook	677-6030
Millerton	518-789-4489
Pawling	855-1128
Red Hook	758-1081
Rhinebeck	876-1922
Tivoli	757-2021
Wappingers Falls	297-5277

Dutchess County Department of Planning and Development	486-3600
--	----------